

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 24, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 24, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Members Absent:** John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF June 17, 2013.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 17, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-146 **Transaction/Contract Type:** RE / Quitclaim Deeds  
**Origin/Client:** DOT / CAA  
**File No.:** AERO-5700-922  
**Grantor:** State of Connecticut  
**Grantee:** Connecticut Airport Authority (CAA)  
**Property:** Bradley International Airport and the General Aviation Airports  
**Project Purpose:** Transfer of Ownership pursuant to PA 11-84  
**Item Purpose:** To transfer real property at Bradley International Airport, Waterbury-Oxford Airport, Hartford-Brainard Airport, Groton-New London Airport, Danielson Airport and Windham Airport from the State of Connecticut DOT to the CAA.

Assistant Attorney General Paul Pernerewski, representing the Department of Transportation joined the meeting at 9:30 a.m. and explained that DOT has been working with the new Connecticut Airport Authority to transfer the operation and control of Bradley International Airport (BIA) and the five general aviation airports to the CAA as mandated by legislation passed in 2011. The parties considered several options, including long-term lease agreements or management agreements but eventually worked out a memorandum of understanding for the transfer of real and personal property to the CAA.

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Attorney Pernerewski presented six deeds requiring the Board approval, and discussed with the Board the composition and purpose of the CAA, noting that the Federal Aviation Administration's approval was necessary to complete the transfer. The deeds transfer all the real property comprising the six airports, with one exception: at Bradley International Airport, the land comprising the parking garage and the surface parking lots is not being transferred at this time. The FAA has approved the transfer of these parcels, as long as the CAA and DOT work diligently to obtain the necessary approvals as diligently as possible after the closing.

It was noted that the transfer will have no effect on the operations of the military installations. Also, CAA has no authority to sell real property with first obtaining the consent of the State Properties Review Board.

Attorney Pernerewski left the meeting at 9:43 a.m.

Board Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 11-84 Section 12(b), which states "the authority and the commissioner shall enter into one or more memoranda of understanding that will facilitate the authority's governance of such airports, and provide for an orderly transition and transfer of ownership, jurisdiction or authority to control, operate and maintain such airports from the Department of Transportation to the authority..." The DOT has provided SPRB the deeds for the conveyance of the parcels located at each of the individual airports under this submittal which include Bradley International Airport, Danielson Airport, Groton-New London Airport, Hartford-Brainard Airport, Waterbury – Oxford Airport and Windham Airport. The DOT has also submitted copies of the boundary surveys for each conveyance parcel currently under this submittal. These surveys are generally consistent with the deeds submitted to the Board for review as part of these conveyances.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #**                    **13-4000**                    **Transaction/Contract Type:** Purchase & Sale Agreement  
**Origin/Client:**        DAS/ DAS – **DISCUSSION ONLY**

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

Messrs. Patrick O'Brien and Paul Hinsch, both of the Office of Policy & Management, joined the meeting at 9:55 a.m. The discussion of the proposed purchase and sale agreement concluded at 10:22 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**PRB #**                    **13-138**                    **Transaction/Contract Type:**        RE / Voucher  
**Origin/Client:**        DOT / DOT  
**Project Number:**     164-233-008T

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**Grantor:** Mary Kate Lowndes  
**Property:** 120 Prospect Hill Road, Windsor, CT  
**Project Purpose:** Reconstruction of Prospect Hill Road Project  
**Item Purpose:** Compensation for the acquisition of contributory site improvements including trees, bushes, stumps, a portion of a planter wall, hedges and plantings, as required for the reconstruction of Prospect Hill Road.

In Windsor, this project is for the full-depth reconstruction and widening of Prospect Hill Road from Route 75 (Poquonock Avenue) to just west of West Street, for an approximate project length of 2,680 linear feet. Sight line distances will be improved; the drainage system will be upgraded. The DOT will construct a roundabout at the intersection with West Street; the intersection of Prospect Hill Road with Route 75 will be a T-type intersection with a traffic signal. Left turn lanes will be added. A 4 foot snow shelf will be added on both sides and a 5 foot sidewalk will be added on the north side of Prospect Hill Road. In May 2012 DOT estimated that the project costs would be \$4.4 million with rights of way requiring 17 takings together valued at \$22,500. Funding for the project is 80% federal, 10% state and 10% municipal. The affected property at 120 Prospect Hill Road is a single family residence on 0.63 acres on the northerly side of Prospect Hill Road. The zone is AA.

Staff recommended approval of the item. The DOT Estimate of Compensation (EOC) recommended payment of \$6,100 for taking the affected the property improvements, including four massive oak trees and a privacy hedge. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the EOC report and Property Agent report prepared by DOT.

**PRB #** 13-139      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 164-233-012  
**Grantor:** Drew T. Seifried et al  
**Property:** 1409 Poquonock Avenue, Windsor, CT  
**Project Purpose:** Reconstruction of Prospect Hill Road Project  
**Item Purpose:** Acquisition of 449± SF of land, 805± SF temporary work area easement and additional compensation for the contributory value of site improvements as required for the reconstruction of Prospect Hill Road.

Also for the reconstruction of Prospect Hill Road, staff recommended the approval for compensation in the amount of \$6,350 for land, easements and site improvements as referenced above. The affected property at 1409 Poquonock Avenue is a single family residence on 0.43 acres. The zone is AA. The DOT Estimate of Compensation (EOC) worksheet indicated that the takings will not significantly affect the property improvements, except for landscaping. DOT established a rate of \$5.00/SF for this taking. The Grantor requested additional compensation for additional items: a 26" maple tree, forsythia hedge, perennial plantings. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.

**PRB #** 13-140      **Transaction/Contract Type:** RE / Agency Relocation  
**Origin/Client:** DAS/DCF  
**Property:** 395 Main Street, Waterbury CT  
**Project Purpose:** Relocation of the Department of Children & Families (DCF)  
**Item Purpose:** Approval pursuant to CGS 4b-29 for the relocation of a DCF from leased space at 249 Thomaston Avenue, Waterbury to State-owned space at 395 Main Street,

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Waterbury.

Staff recommended Board approval for the Department of Administrative Services (“DAS”) to relocate Department of Children and Family (“DCF”) staff from leased space to state owned space, moving 12 to 14 DCF employees from leased space at 249 Thomaston Avenue, Waterbury to the state owned space at 395 Main Street, Waterbury. Twenty DCF employees currently reside in leased space at 249 Thomaston Ave via an inter-agency MOU with Department of Social Services and the Bureau of Rehabilitation Services.

The lease at 249 Thomaston Avenue also houses the Department of Labor. In correspondence dated May 7, 2013 from DCF to DAS, Ms. Denise Landry, Chief Engineer for DCF confirmed that renovations are ongoing at 395 Main Street to accommodate the transfer of these employees but that at least 1,500 SF as well as six parking spots will still be needed at 249 Thomaston Ave. for the balance of DCF staff and associated records.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

<b>PRB#</b>	<b>13-130</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-T-602	<b>Origin/Client:</b>	DCS/DEEP
<b>Contract:</b>	BI-T-602-ARC		Commission Letter #1
<b>Consultant:</b>	Ames & Whitaker Architects, P.C.		
<b>Property:</b>	Sherwood Island State Park, Westport		
<b>Project Purpose:</b>	Main Pavilion Improvements Project		
<b>Item Purpose:</b>	Commission Letter #1 to compensate the consultant for additional services required for the design and installation of a photovoltaic system to the Sherwood Island Pavilion.		

The Department of Construction Services has submitted to SPRB a copy of the consultant’s proposal for this project. Based on the proposal dated April 2013, AWA’s fee is divided into Architectural Design, Structural Analysis, PV System Design, PV System Racking Connections and Construction Administration. The outline of services and fee for this scope appears to be acceptable based on the proposal and project budget prepared by DCS.

SPRB Staff recommended approval of Commission Letter #1 for AWA to provide additional design and CA services required for the installation and construction of a photo-voltaic system on the Sherwood Island Pavilion. The total fee is \$19,800.

### **ARCHITECT-ENGINEER – NEW BUSINESS**

### **OTHER BUSINESS**

### **OPEN SESSION**

The Board took the following votes in Open Session:

**PRB FILE #13-130-** Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-130. The motion passed unanimously.

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**PRB FILE #13-138-** Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-138. The motion passed unanimously.

**PRB FILE #13-139-** Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-139. The motion passed unanimously.

**PRB FILE #13-140-** Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-140. The motion passed unanimously.

**PRB FILE #13-146-** Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-146. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary